Exhibits H-1 and H-2

**Units
Destroyed
and Future
Replacements**

Exhibits H-1 and H-2 relate to dwelling units that agencies must replace, if destroyed or removed from the housing stock as a result of redevelopment activities. Health and Safety Code, Section 33413(a) requires agencies to develop "replacement plans" to fulfill their replacement requirements within four years. Since January 1, 1996, all agencies have been subject to the replacement requirements regardless of the adoption date of the redevelopment plan.

Exhibit H-1 identifies, by income category, the number of dwelling units occupied by elderly and other households that were either removed or destroyed during the reporting year. This reporting year, agencies reported the loss of a total of 400 housing units consisting of these income groups: 271 very low, 80 low, 29 moderate, and 20 above moderate-income. Of the total number of housing units removed from the housing stock, 32 were identified as occupied by elderly households and 368 were reported as occupied by non-elderly households.

In Exhibit H-2, agencies reported they must replace 403 units ensuring that replacement units have at least 628 bedrooms (redevelopment law requires replacement units must have an equal or greater number of bedrooms as the units destroyed). Prior to January 2002, agencies had to ensure that 75 percent of units removed or destroyed would be replaced with units available at an affordable cost to the same household income groups as were displaced. In 2002, Chapter 738, Statutes of 2001 (AB 637), took effect changing the 75 percent same household income group requirement to 100 percent. Prior to the law being enacted, replacement units were required to remain available at an affordable housing cost for the longest feasible time but not less than the duration of the redevelopment plan (generally at least 30 years). AB 637 further amended the law to specify that affordability restrictions last for at least 45 years for owner units and 55 years for rental units.